

**Chicago Housing Authority
Board of Commissioners Public Session
February 19, 2013
CHA Central Office – 60 E. Van Buren**

| | Name | Question/Comment | Response |
|---|---------------------|--|---|
| 1 | Robert Davidson | Thank you Charles for fixing the Section 3 thing. I hope it works for them. I am here to ask a question. There was a consolidation done at Lathrop, about 18 months ago. They said they were going to redevelop the north side of Lathrop and then they would shift the residents. Now they are reconsolidating again. People are in three buildings. We are in three buildings, and we all disagree with this. What happened to the first promise that the north side of Lathrop would be redeveloped, and then the south side would be developed after that? | The proposed consolidation is in direct response to the LAC's request for CHA to maintain occupancy at Lathrop so as not to force an emergency closure of the buildings or site. The proposed consolidation allows for residents currently spread out through 12 buildings to remain on site in three buildings during construction. The CHA feels this is the safest and most efficient manner to respond to the LAC's request to remain onsite during redevelopment. The redevelopment phasing of Lathrop has not been determined at this time. |
| 2 | Theodore Hawkins | I am a resident at Judge Green Apartments. I'm here to make comments on the good work of the Board and my manager, and WCDC. Our manager attacks all the problems with diligence. WCDC is there to hear us, the new Alderman comes to visit us. WCDC is doing a great job, and CHA is doing a great job, I'm just happy. | Thank you for your comment. |
| 3 | Ms. Lizzie | I live at 4930 S. Langley. I am here on behalf of my property manager, Ms. Williams. She takes care of the building really well. I have been there six years. | Thank you for your comment. |
| 4 | Velma Lloyd-Tolbert | Good morning. I live in Mary Jane Richardson Apartments. I have been there seven years. Within the last 18 months, I have been there with Ms. Williams and WCDC and Ms. Harris. I have seen the improvement they have made in this building. I am pleased and at peace with the way they have come in and structured the building. Ms. Williams is always there late in the day. WCDC always comes to our activities and they are always present in the building. I just want to say thank you. | Thank you for your comment. |

| | | | |
|----|-------------------|--|-----------------------------|
| 5 | Shirley Lee | I live at 4930 S. Langley and I am the President. WCDC is good. Ms. Williams, Ms. Harris, Dr. Finney, they all come to help us, and they're good. I love Ms. Williams - she is there from 8 a.m. to sometimes 9 p.m. They are there for us, do not take WCDC from 4930 S. Langley. We love what they have done. | Thank you for your comment. |
| 6 | Gwen Leonard | Good morning. I have lived at 4930 S. Langley for two years now. Ms. Williams does her job with dignity and grace. That comes from knowing Christ. Whenever you need something done, she's there. I can't tell you much about WCDC, but I know our manager is there for all of us. | Thank you for your comment. |
| 7 | Gordon Grandberry | I have been with 4930 S. Langley for about 19 years, I have seen a lot of managers come and go. Ms. Williams has done a very good job, the building has gotten a lot better. | Thank you for your comment. |
| 8 | Melvin Berkley | I reside at 4930 S. Langley - I have lived there almost four years. I have seen wonderful changes since I have been there. Ms. Williams has done a great job. Ms. Harris has done well too. We have a good thing going. We live with pride and dignity, I have seen people grow. I respect the efforts of Ms. Williams and Ms. Harris. You always have people who resist change, but those two ladies I respect, because they have brought change. | Thank you for your comment. |
| 9 | Ms. Hawkins | I live at 4930 S. Langley, Ms. Williams, the property manager, has done a good job. I have been there three years. Ms. Harris has done a good job too. Changes have been made. When I first moved there, you wouldn't know it was an elderly building, there were so many young people there. But Ms. Williams moved them out. Now we have lights and flowers outside the building. | Thank you for your comment. |
| 10 | Larry Thorpe | Good morning. I live at 4930 S. Langley. Ms. Williams and Ms. Harris do a good job with the building. I think you should leave Ms. Williams there. Ms. Harris comes to all the functions we have at the building, we would like you to leave them there. | Thank you for your comment. |

| | | | |
|----|------------------|---|---|
| 11 | George Blakemore | <p>Greetings to the staff, Commissioners, and residents of CHA. I am not a resident of CHA, but I am old, black and poor. Maybe in the future I will be a CHA resident. I am looking and I see mostly black women. I know that 75% of CHA residents are single and black. We should always have black males. We are the same black people we have been when we came over and we have accomplished a lot. When you look here and see MBEs, we need to know how many are black owned, how many are Hispanic owned and how many are white owned. Today, I challenge all you black people - we have not overcome. I urge all of you to look at the negative effects that illegals have on the black communities, when it comes to jobs and contracts.</p> | Your comments have been received. |
| 12 | Miguel Suarez | <p>Good morning. I have been a resident at Lathrop Homes for 24 years. My issue is with the Lathrop Community Partners, they have said they would include the residents and surrounding community in the planning process. They had an open house, they showed three scenarios. They said they would follow with two others, and then bring it down to one and that hasn't happened. The one that they brought forward does not reflect anything that we discussed.</p> | <p>Since the planning process began there have been a series of community meetings, CHA resident only meetings, open houses, interviews and one-on-one discussions including CHA residents. The residents have provided comments regarding historic preservation, affordability, minimizing disruptions, employment, sense of community, education and the desire for residents to remain on site during construction. The CHA has worked to address resident concerns throughout the conceptual phase. Furthermore, the CHA/development team has not yet presented a final plan.</p> |
| 13 | Ms. Akbar | <p>I am proud to say my spouse and I are residents of Mary Jane Richardson Apartments. If you drive around there you'll see how nice and clean it is. I am so thankful that we have a wonderful manager, Ms. Williams. Our building is nice and clean. We've had trouble makers in the past, but Ms. Williams takes care of it. The building is nice and clean. For holidays we have parties. You think senior citizens can't dance, come to one of our parties, we get down.</p> | <p>Thank you for your comment.</p> |
| 14 | Roosevelt Thorns | <p>I am a senior at Mary Richardson. I have been there a short while, the staff has always assisted me, and they have done a great job.</p> | <p>Thank you for your comment.</p> |

| | | | |
|----|----------------|---|--|
| 15 | Dennis O'Neill | <p>The institutions that played a large role in the Plan for Transformation were the local agencies – CPS, CHA, BPI & MacArthur. We would like to hold them accountable for making the Plan work. MacArthur spent a lot of money, almost \$750,000, to do more work in schools. My point is I know institutional racism when I see it – I don't know if it naturally happened or if it was on purpose, but I can see the results of it in the Plan for Transformation. We need to remedy that, there are institutions that need to step up. We want institutions to step up and help to be a benefit to this community.</p> | <p>Thank you for your comment.</p> |
| 16 | Charles Hogren | <p>For the last 40 years, I have been a neighbor of Lathrop Homes, which was built in 1937 and 1938, by the Federal Government. The government hired Jens Jensen, the most famous landscaping architect in the first half of the 20th century, to design the park on which Lathrop Homes sits. As a neighbor, I am in favor of the historic preservation of these beautiful low-rise buildings at Lathrop Homes. The buildings are structurally sound and have recently been placed on the National Registrar of Historic Places. In 2008 you commissioned a study that determined that Lathrop could be modernized by enlarging each unit so that the units will total 800 rather than 925, which will reduce density. The study also said that modernizing the buildings would cost \$340 million. Lathrop is now eligible for preservation credits, so you could rehab and get \$68 million at the start without going to taxpayers for one penny. I would like to see the units designated as follows - 400 for public housing, 400 for affordable and no market rate. We are saturated with market rate. I would like to read a statement from Preservation Chicago in closing: Julia Lathrop Homes is the best public housing development Chicago has ever built, representing a racially mixed, remarkably stable community for generations of Chicagoans. The development is small-scaled, low-density and well integrated with the surrounding neighborhood.</p> | <p>Historic preservation and the federal 106 consultation process is something CHA takes seriously. The CHA is working within the context of its broad goal to create vibrant, sustainable mixed-income communities to determine whether historic preservation of the site can be achieved and if so, in what fashion.</p> |

| | | | |
|----|---------------------|---|---------------------------------|
| | | | Your comment has been received. |
| 17 | Francine Washington | <p>Good morning. I have two subjects to talk about. So we have a lot of residents giving managers a lot of accolades, I want to talk about Section 3. I would like to thank my managers also, WCDC, Ms. Harper, Ms. Lewis, who is soft spoken. Ms. Turnbull, Ms. Simmons from Lake Parc Place. Ms. Avis James and Ms. Parker, and Ms. Ratley and Goodlow - I work with all those property managers. Residents talk with the managers, so we had to go out on three cases last week. We got there and residents said, "Ms. Washington it's fine now since you're here", I went and told them to file grievances. To the property managers, treat us all the same way. Because you know me and you know that I know what I'm talking about, don't just treat me well, treat them all the same way. I shouldn't have to come to you on behalf of a resident. That's not right.</p> <p>The only time I go in front of a manager is when there is a problem, treat us all equal.</p> | |
| 18 | Bobbie Archir | Good morning, I am not a resident of Slater, but my mother is. We have an issue with bed bugs, but once you tell Ms. King, they treat it. Everything that my mother needs, they are there for her. | Thank you for your comment. |
| 19 | John Paul Williams | I live at 4218 S. Cottage Grove, I have a manager that listens when I have a complaint. She does the best she can. It's people that bring in bad habits, and they don't want to let them go. When she says something about it, or she does something about it, they get angry. | Thank you for your comment. |
| 20 | Evelyn Roberson | Good morning, I live at 4218 S. Cottage Grove, I am here on behalf of the staff in my building, which is a wonderful staff. We do not want to lose them, my manager is great. They do everything they can for us, and when we have problems, they fix them. These managers and staff are doing wonders for us. WCDC is doing a great job, and we don't want to lose them. | Thank you for your comment |
| 21 | Dan Wondaal | I am with Allied Services, which provides pest control services for WCDC. I am here today on behalf of Judge Slater specifically. We took over the property in 2010 for bed bug issues, which began with a canine sweep. We have provided resident seminars, which include how to recognize an infestation and what residents can do to prevent infestations. We are doing preventative treatments prior to residents moving in, we have done 56 of these. We also took over the general pest control and we've seen great improvement. We will continue to work with the residents and the property to make it a safe and pest free environment. | Thank you for your comment. |

| | | | |
|----|------------------|--|--|
| 22 | Rachel Goodstein | <p>For 21 years I have been on the Board of the Boys and Girls Club which serves the Lathrop community. I have lived in the DePaul area since 1978. I was brought on to the Board of the Cotter Boys and Girls Club by Dan Cotter, and I want to welcome the new Board members. I am here to talk about the planning process for Lathrop. The process should not be sped up. None of the plans brought to the community were for 100% preservation of a national landmark. None of the plans preserve all of the green space. We don't need roads that don't go anywhere. Lathrop met the criteria of the Plan for Transformation which began 10 years ago. It is close to jobs, schools and transportation. The buildings were in good shape until CHA let them go to wreck under their own management. Your responsibility as Board members is to determine the policies, make resolutions and approve decisions of CHA. I implore you to make the right decisions just as your predecessors did in 1938 when they made the decision to build Lathrop Homes. Preserve Lathrop Homes, renovate them, and repopulate them, there are homeless people who need housing who could be in there.</p> | <p>The CHA is working to determine whether historic preservation of the site can be achieved within the context of creating vibrant, sustainable mixed-income communities. The CHA recognizes the role the site has historically served and its status on the National Register. The CHA is committed to providing low-income and affordable housing in opportunity areas like the north side.</p> |
| 23 | James Hollis | <p>I came here, I am not a CHA member yet, but I have been on the waiting list. I have sent letters to Mr. Woodyard and I haven't received correspondence back. All I am getting is the run-around, I would like to know something as of now. I had to move out of my last place, I have been living with a relative, but I need to get out of there. I have been trying to wait on you, you all have given me some places to live, but I specifically put down certain places, and I even updated. I have crossed my t's and dotted my i's, I would like to be with CHA.</p> | <p>The CHA has worked with the commenter and has followed appropriate policy protocol. Mr. Hollis is welcome to contact the Occupancy Department regarding further detail surrounding his specific case at 312-913-7266.</p> |
| 24 | J.L. Gross | <p>I am a resident of Lathrop. I am here to give a face to the people of Lathrop. I have been there 25 years. I have seen the worst and best. The controversy comes because the developers are coming in and they want to change it to mixed-income housing. That is all well and good, but we have integrated housing. We have whites, blacks and Puerto Ricans. We have a peaceful community. I can walk at 4:30 in the morning and not worry about someone punching me in the head. I love that idea. That is comforting to me. Lathrop is a good community. I can walk down my street and speak to my neighbors on any given day, I don't know how many people can say that. That gives me a sense of community and I don't want to lose that.</p> | <p>Thank you for your comment.</p> |

| | | | |
|----|-------------|--|--|
| 25 | Dennis Hood | <p>I am also from Lathrop. I am a ROB, Hood Construction. At this point, I am kind of downhearted. We had a meeting with the Congressman and CHA about some concerns we have. I see that we have not been included. We sat down with you and felt excited. It feels like a decision has been made and we haven't been included in it. We are trying to make some positive changes in Section 3 and ROB so we can help our communities and help ourselves, and once again, you have dropped the ball on us. How can you decide on stuff without including the people you represent? I hope you can look into this. I have been working on this for some time. Mr. Woodyard, can you look into this, we want to be implemented in this decision.</p> | <p>Vendors can register with CHA in BuySpeed and indicate if they are a small business or Section 3 business (which includes ROB). BuySpeed allows potential vendors to view open solicitations and download CHA bid opportunities. To stay updated with CHA's contract opportunities, please visit the following link: http://www.thecha.org/pages/open_solicitations/110.php</p> |
|----|-------------|--|--|